

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
April 13, 2021**

The meeting began at 8:00AM at Clare Sumner's home, 4055 Golf Club Drive. Other Board Members present were Scott Bruce, Bob Gadd, Bill Heldt and Rita Steinhauer. Jerry Huscher (Z&R) was also present.

HOMEOWNERS FORUM/ACC REQUEST

NONE

APPROVAL OF MEETING MINUTES

1. Minutes of the March 9, 2021 Homeowners Association Board meetings were previously approved via email.
2. Minutes were posted on theislandatspringsranchhoa.com web site as well as the bulletin board.

FINANCE REPORT

Bob Gadd submitted the March 2021 financial report and stated that we were within budgeted expenditures and that reserves were fully funded. Bill Heldt recommended approval and Clare Sumner seconded. Financial Report was approved 5/0.

MANAGER'S REPORT

Jerry Huscher (Z&R) presented the Board with questions from Island Homeowners concerning possible repairs to their homes. After some discussion, the Board asked Jerry to respond to the homeowners and to ask one of our repair contractors for a quote on a window repair.

The Board also directed Jerry to communicate again with a homeowner about their responsibility to repair their collapsed deck. Reference The Island Covenants, Section 5.1 Building and Grounds Conditions.

LANDSCAPE UPDATE

JTB performed an Island wide Spring clean-up and aerated lawns earlier this month. It is the Board's opinion that they did not do a good job of following the list of "Do Not Do These Lawns" which was provided to them. We will be discussing this with JTB.

JTB will lay down 2" of mulch at 69 homes (22 homes have rock and 3 homes elected not to have mulch) later this month.

Spring Gutter Cleaning by All Year Gutters will be scheduled for May.

OLD/NEW BUSINESS

The Board discussed complaints of the parking of a motor home on an Island Lot and the that the vehicle is being repaired in the driveway. This is a violation of The Island Covenants, Section 5.9 (b) Parking of Vehicles and Section 5.11 Vehicle Repairs. The Board asked Jerry to send the homeowner a letter detailing the violation and giving them a date by which to comply.

Bill Heldt received further information from Classic Homes that they will begin grading work on Filings 1 and 2 (the sections of the golf course which surround the Island) sometime this week and this will be followed by utility work in a couple of months. Bill also learned that the main construction entrance for this project, with direction from the city inspector, will be off Showhorse Court right by the South entrance to The Island. Classic intends to construct the first homes of Filing 1 in the section to the West of the townhomes just off Carefree.

Bill had nothing new to report from the City Parks and Recreation Department. It is still estimated that they will be ready to start the 1 year Master Plan development process for Coleman Community Park by mid-summer.

ADJOURNMENT: The meeting was adjourned at 9:00AM (5/0). The next meeting will be May 11, 2021.

Approved ___4/16/2021___(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA